



ARKAIG LODGE | BUNARKAIG | BY FORT WILLIAM | PH34 4EJ

OFFERS OVER: £550,000



Peacefully situated on the shores of Loch Lochy and commanding spectacular, panoramic views over Bunarkaig Bay towards Ben Nevis, Aonach Mor and the Grey Corries, the sale of Arkaig Lodge offers an exciting opportunity to purchase a superior, modern detached villa, at Bunarkaig, near Spean Bridge. Set in generous garden grounds with a garage and carport, this striking setting is further complemented by the property itself which has been designed to take full advantage of its elevated position. Finished to a very high specification, Arkaig Lodge boasts many premium features including spacious, bright and airy public rooms, picture windows, a lounge with striking wood-burning stove, a quality fitted kitchen with integral appliances, an impressive dining hallway with access to decking area, a stunning upper sitting room with vaulted ceiling and access to a raised balcony, contemporary bathrooms and shower rooms, large bedrooms, three of which are en-suite, plus the principal bedroom with dressing area, en-suite spa bath and study/nursery room, not to mention double glazing and an oil fired central heating system. The property's layout provides flexible accommodation and offers a wonderful family home, however it would also be suited as an idyllic holiday home or an opportunity to create a luxury self-catering business. Please note that most of the contents and the fixtures and fittings are available at separate negotiation.

Enjoying arguably one of the most beautiful locations in Lochaber, the property is located in the small hamlet of Bunarkaig, on the outskirts of Achnacharry. Bunarkaig enjoys a spectacular waterside location, making it the ideal location for outdoor pursuits. Further amenities are available in the nearby village of Spean Bridge and the town of Fort William.



Superior Modern Detached Villa with Stunning Views

Most Desirable Rural Location

In Immaculate Order & Beautifully Presented

Lounge with Wood-Burning Stove

Kitchen/Diner & Separate Utility Room

Dining Hallway

4 Double Bedrooms - 3 En-Suites, 2 with Dressing Area, Principal with Study/Nursery

Family Shower Room & Cloakroom

Upper Sitting Room with Raised Balcony

Double Glazing

Oil Fired Central Heating

Generous Garden Grounds of around 0.4 Acres

Garage & Carport

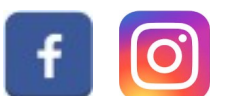
EPC Rating: C 72

MacPhee & Partners

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Accommodation Dimensions

Entrance Vestibule 2.3m x 2.1m
With timber entrance door. Window to rear. Oak overlay flooring. Door with side panels to hallway.

Hallway 2.4m x 2.1m
With doors to shower room, utility room and dining hallway. Oak overlay flooring.

Shower Room 2.3m x 2.2m
With frosted window to side. Fitted with modern white suite of WC and wash hand basin, set in oak effect vanity unit, and tiled shower cubicle with mains shower. Heated towel rail. Half tiled walls. Tiled flooring.

Utility 4.2m x 1.8m
L-shaped, with window to side. Built-in airing cupboard. Fitted with oak panelled kitchen units, offset with granite effect work surface. Stainless steel sink. Plumbing for washing machine. Doors to kitchen/diner.

Kitchen/Diner 4.7m x 4.2m
With windows to view and side. Fitted with oak panelled kitchen units, offset with granite effect work surfaces. Diplomat double oven and hob with chimney extractor over. Stainless steel one and-a-half bowl sink unit. Integral fridge/freezer. Integral dish washer. Tiled splashback. Oak overlay flooring. Door to dining hallway.

Dining Hallway 7.5m x 4.2m
With glazed door to deck and windows to view. Stairs to upper level. Under stair cupboard. Oak overlay flooring. Doors to lounge and bedroom.

Lounge 6.6m x 4.2m
With triple aspect windows. Feature wood-burning stove set on slate hearth.

Bedroom 4.3m x 4.1m
With windows to rear and side.

Upper Level

Sitting Room/Games Area 7.5m x 4.2m
With feature vaulted ceiling. Cathedral style windows and door to view, and raised balcony. Feature ceiling beam. Oak laminate flooring. Doors to bedrooms and cloakroom.

Bedroom 4.3m x 4.1m
With windows to side and rear. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 2.1m
With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in oak effect units, and tiled shower cubicle with mains shower. Heated towel rail. Half tiled walls. Tiled flooring.

Cloakroom 2.4m x 2.1m
Fitted with modern white suite of WC and wash hand basin, set in oak effect units. Tiled flooring.

Principal Bedroom 4.7m x 4.2m
With windows to view and side. Fitted wardrobe with mirrored sliding doors. Archway to dressing area.

Dressing Area 2.3m x 1.8m
With wash hand basin set in oak effect vanity unit. Doors to nursery/study and en-suite bathroom.

Nursery/Study 2.3m x 2.1m
With windows to side and rear.

En-Suite Bathroom 1.8m x 1.8m
With frosted window to side. Fitted with modern white suite of WC and spa bath with mains shower over. Heated towel rail. Tiled bath walls. Tiled flooring.

Bedroom 4.6m x 4.2m
With windows to view and side. Fitted wardrobes. Archway to dressing area.

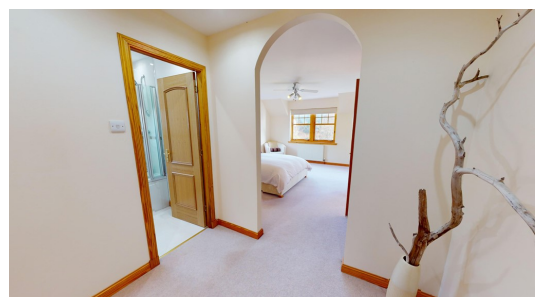
Dressing Area 1.9m x 1.9m
Door to en-suite bathroom.

En-Suite Bathroom 2.1m x 1.9m
With frosted window to side. Fitted with modern white suite of WC and wash hand basin, set in oak effect units, and bath with mains shower over. Heated towel rail. Half tiled walls. Tiled flooring.

Garden
A sweeping driveway leads through the landscaped garden grounds to the garage and provides ample parking space. The enclosed lawned garden is bounded by mature trees and shrubs providing privacy. There is an attractive front deck and balcony which capitalise on the superb views over the bay. External shower. Garden shed.

Garage 5.9m x 3.5m
With electronic main door. Side access door and windows to side and rear. Light and power.

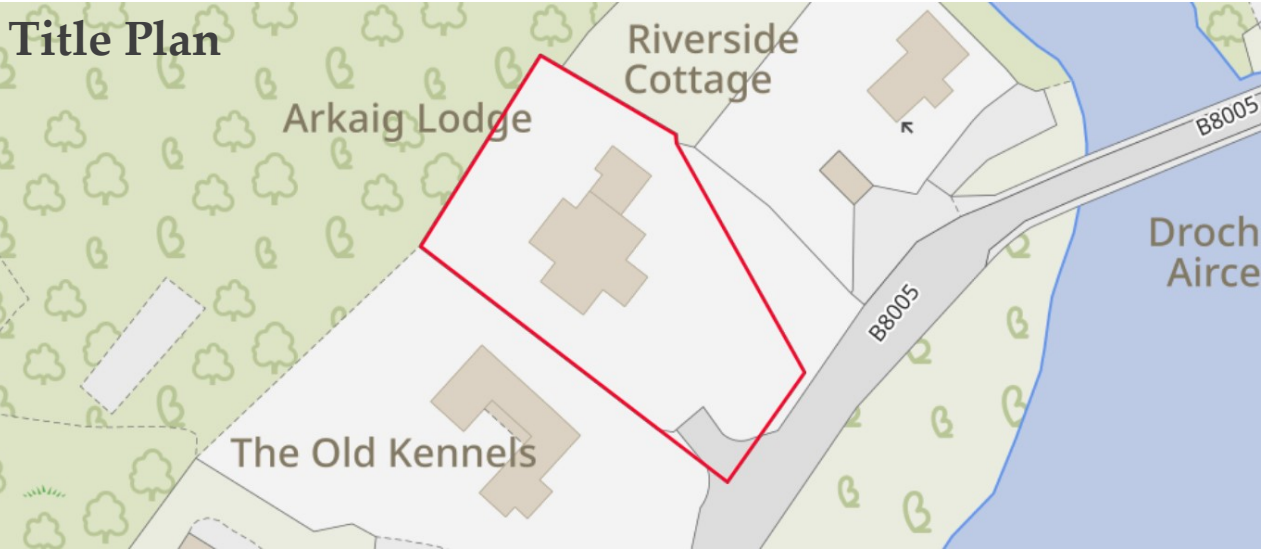
Carport
A carport connects the garage to the side door of the property and provides a useful, covered parking area.



Floor Plan



Title Plan



Travel Directions

Travelling from Fort William to Spean Bridge on the A82, turn left immediately after the Commando Memorial onto the B8004 (where signposted Gairlochy). From Gairlochy, proceed over the Caledonian Canal and turn right onto the B8005 (signposted Loch Arkaig). Follow the road for approximately 3 miles and Arkaig Lodge is on the left hand side, at Bunarkaig.

Title Plan

The area outlined red indicates the title for sale and equates to around 0.40 acres.

